

**CITY OF REDMOND NOTICE OF APPLICATION**  
**WITH OPTIONAL DETERMINATION OF NONSIGNIFICANCE**

**FILE NUMBER:** L110253      **PERMIT TYPE:** Planning Type II, Site Plan Entitlement  
**PROJECT NAME:** REDMOND CENTER POST OFFICE  
**PROPOSER:** MARKL TOM, 1215 114TH AVE SE, BELLEVUE WA, 98004  
**NOTICE OF APPLICATION DATE:** 06/29/2011  
**COMMENTS DUE DATE:** 07/20/2011 (if date ends on a weekend or holiday, comments are due on the next business day thereafter)  
**PROJECT DESCRIPTION:**  
ADD APPROXIMATELY 65 PARKING STALLS, 2 DRIVEWAYS, AND MAIL BOX DROP-OFF LANE FOR POST OFFICE  
**PROJECT LOCATION:** REDMOND CENTER  
**SITE ADDRESS, IF APPLICABLE:** 15790 REDMOND WAY RED  
**SIZE OF SUBJECT AREA IN ACRES:** 2.27    **SQ. FT.:** 0    **ZONING:** TR  
**COMPREHENSIVE PLAN DESIGNATION:**  
**APPLICATION DATE:** 06/14/2011      **NOTICE OF COMPLETENESS DATE:** 06/14/2011

**ENVIRONMENTAL REVIEW:** The City has reviewed the proposal and expects to issue a Determination of Nonsignificance (DNS). The optional DNS process is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. **Comments are due by 5:00 PM on the date noted above** to the City of Redmond Planning Department, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710; or to the project planner, GARY LEE, by e-mail: glee@redmond.gov; by phone: 425-556-2418; or fax: 425-556-2400. Although comments are accepted up until the decision, submittal of comments early in the process is encouraged to allow staff and/or the applicant to address comments as early in the design process as possible. **Note that a Public Hearing is not required for this application type.**

The City has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan, and in other applicable local, state, or federal laws or rules. Our agency will not require any additional mitigation measures under SEPA. **To become a party of record** you must submit comments or specifically request to become a party of record. A final decision regarding the DNS will be included within the Technical Committee recommendation. The final decision can be appealed. **For information on appealing the final decision or other questions regarding this notice, please contact the above staff person.**

**REQUIRED PERMITS:**  
Site Plan Entitlement

**REQUIRED PERMITS NOT PART OF THIS APPLICATION:**  
Clearing and Grading Permit

**REQUIRED STUDIES:**  
Traffic Analysis      Floodplain Analysis      Stormwater Report

**EXISTING ENVIRONMENTAL DOCUMENTS:**  
SEPA Checklist

**CONSISTENT WITH COMPREHENSIVE PLAN:** Y (Y-Yes, N-No)

**PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY:** The Redmond Community Development Guide and Redmond Comprehensive Plan.

**RESPONSIBLE OFFICIAL:** Robert G. Odle, Planning Director



**RESPONSIBLE OFFICIAL:** William J. Campbell, Public Works Director



**This notice and related documents can be viewed on the internet at [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)**



## CITY OF REDMOND

### ENVIRONMENTAL CHECKLIST

RECEIVED  
CITY OF REDMOND  
JUN 14 2011  
DEVELOPMENT  
SERVICES CENTER

#### Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### Use of Checklist for Non project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

FOR AGENCY USE ONLY

Planner's Name	Gary Lee
Date of Review	6/17/11








To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Clearing and Grading - Summer 2011  Utilities - Summer 2011  Paving - Summer / Fall 2011  Landscaping - Fall 2011  Project Completion - Fall 2011 / Winter 2012</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <p>A Traffic Analysis was prepared by Transportation Engineers NorthWest, which has been reviewed and approved by the City of Redmond.</p> <p>A Level Two Hydrogeologic Assessment (Critical Aquifer Recharge Areas report) has been prepared by Farallon to address the Wellhead Protection Zone 1.</p> <p>A Frequently Flooded Areas Report has been prepared by Goldsmith to address the 100-year floodplain.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>






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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>SEPA Determination; Approval of a Frequently Flooded Areas report; Approval of a Critical Aquifer Recharge Areas report; Coordinated Civil Review and Approval; Stormwater Plan / Report Approval; Landscape / Irrigation Plan Approval.</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The site has an existing vacant 5,000 square foot building (planned for occupancy by the US Postal Service) and 108 existing parking spaces that serve the retail uses at the Redmond Center. The northwest portion of the site has been constructed as a grassy swale to treat surface water runoff. This project proposes to construct approximately 65 additional parking spaces, construct two new entrances to the site, and create an on-site drive-thru/mail drop-off lane. This project is to expand the parking lot at Redmond Center to serve a future Post Office and retail uses.</p> <p>The project area consists of three sub-basins which will utilize "Filterra" system to provide water quality treatment. Runoff entering the Filterra unit is directed to the treatment chamber by an internal weir tray. Treatment flow percolates through the engineered Filterra Bioretention Media in the treatment chamber before it is discharged to the bypass chamber or catch basin through a perforated underdrain pipe. Flow in excess of the treatment flow crests the weir on the internal tray and enters the bypass chamber or catch basin untreated. Filterra is one of the two approved enhanced technologies with general use level designation.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The project site is bounded on three sides by public rights-of-way (NE 83rd Street to the north, 160th Avenue NE to the east, and 158th Avenue NE to the west) and retail and service uses associated with the Redmond Center adjacent to the south. Address: 8215 160th Avenue NE, Redmond. Tax parcels: #7198900100 and #7198900090.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>



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<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Approximately 1,200 cubic yards of clean imported fill will be used to backfill the drainage swale (29,000± square feet of surface area) to the proposed grade. Due to the site's location with the City's Wellhead Protection Zone 1, the clean fill material will comprise screened pit-run sourced from Cadman, Inc.'s Redmond, Washington facility.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Yes. However, the site will implement an approved erosion and sediment control plan and install appropriate BMPs.</p> <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Up to 90% of the site will be covered with impervious surfaces.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The site will implement an approved erosion and sediment control plan and install appropriate BMPs.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes.</p>	
<p><b>2. Air</b></p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>Potential for air-borne dust during construction activities.</p> <p>Upon completion, vehicle emissions associated with vehicle trips to and from the parking lot.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Dust abatement/dust control measures may be implemented during construction if necessary per an approved TESC Plan.</p> <p>The site is served by public transit to reduce vehicle trips.</p>	  
<p><b>3. Water</b></p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p>	









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<p>The Sammamish River lies approximately 500 feet to the west of the project site.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>N/A</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, note location on the site plan.</p> <p>A portion of the project site is located within the 100-year Flood Zone, with a base flood elevation established at 31.0'.</p> <p>The majority of the site (Lots 2 &amp; 3) has been removed from the Floodplain as authorized in the Letter of Map Revision issued by FEMA dated January 7, 2010. Please reference the project Frequently Flooded Areas Report.</p>	

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<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>None.</p> <p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Surface water runoff from the existing building and existing parking is connected to the City's system in 160th. Runoff from additional impervious surfaces will also connect to the City's system in 158th after WQ treatment.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>









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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Per the Department of Ecology letter dated August 17, 2005, "[The] Sammamish River . . . [is] exempt from flow control requirements". The City authorizes direct discharge to the Sammamish River via the City's system. Backwater analysis complies with the City's 2007 Technical Notebook requirements.</p>	<p>✓</p> <p>✓</p>
<p><b>4. Plants</b></p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush</p> <p><input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>The site has existing Red Oak, Douglas Fir, and Shore Pine trees; Rhododendron species, Delavay Osmanthus, and Otto Luyken shrubs; and Vinca Minor groundcover.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Approximately 31,000 square feet of grassy area will be removed. Additional landscaping will be installed per an approved Landscape Plan.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

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<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p> <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>It is likely that a good portion of the proposed shrub plantings will be native plant species that will require less maintenance and provide wildlife habitat and some forage. The plants will be maintained with an automatic underground irrigation system until plant establishment.</p>	<p>✓</p> <p>✓</p>
<p><b>5. Animals</b></p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input checked="" type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>None known.</p> <p>c. Is the site part of a migration route: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>The entire region is within the Pacific Flyway Zone.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Additional plants and trees will provide habitat for small animals and birds.</p>	
<p><b>6. Energy and Natural Resources</b></p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>The site has one existing building that will remain. Additional outdoor lighting may be installed within the expanded parking area. Following construction, no additional energy will be needed to serve the site other than outdoor lighting.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>No new structures are proposed.</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>Exterior lighting may utilize low-energy technologies.</p>	   
<p><b>7 Environmental Health</b></p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, describe.</p>	

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<p>1. Describe special emergency services that might be required.</p> <p>No additional emergency services are anticipated to result from the proposed parking lot expansion.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>N/A</p> <p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>Noise associated with traffic currently exists adjacent to the site along NE 83rd Street, 160th Avenue NE, and 158th Avenue NE. No other source of noise is known to exist in the area that would affect the project.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short-term noise would be created during construction from heavy equipment, which would be limited to hours of operation as permitted in the Redmond Municipal Code (RMC 6.36.050(5)). Long-term noise would be limited to noise associated with vehicles entering and leaving the parking lot.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction vehicle operators will follow BMPs to reduce impacts associated with vehicle noise, i.e. reduce idling times, etc. Construction activities will be limited to the hours as prescribed in the City of Redmond Municipal Code (RMC 6.36.050(5)).</p> <p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>






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<p>2. <input type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p> <p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p>	
<p><b>8. Land and Shoreline Use</b></p> <p>a. What is the current use of the site and adjacent properties?</p> <p>An existing 5,000 square foot building is located in the southeast corner of the site, which is currently vacant. This project proposes to construct approximately 65 additional parking spaces, two additional access points, and a drive-thru for mail drop-off. Adjacent properties consist of a mix of multi-family and retail/ service uses.</p>	

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<p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p>	
<p>c. Describe any structures on the site.</p> <p>Existing 5,000 square foot building, which will remain.</p>	
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what?</p>	
<p>e. What is the current zoning classification of the site?</p> <p>TR - Trestle zone (Downtown District)</p> <p>Other _____</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use</p> <p>Other _____</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not Applicable</p> <p>Other _____</p>	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City)</p>	
<p>Wellhead Protection Zone 1 and the 100-Year Floodplain.</p>	









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<p>i. Approximately how many people would reside or work in the completed project.</p> <p>N/A - This project is for construction of additional parking spaces to serve the retail and service uses at Redmond Center, and does not propose any new structures or future use of the existing vacant building.</p> <p>j. Approximately how many people would the completed project displace?</p> <p>None.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>N/A</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will provide approximately 65 additional parking spaces to serve the surrounding retail and service uses.</p> <p>m. What percentage of the building will be used for:</p> <p><input type="checkbox"/> Warehousing</p> <p><input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Office</p> <p><input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Service (specify)</p> <p><input type="checkbox"/> Other (specify)</p> <p><input type="checkbox"/> Residential</p> <p>n. What is the proposed I.B.C. construction type?</p> <p>N/A - This project is for construction of additional parking spaces only, and does not propose any new structures or future use of existing vacant building.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>


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<p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>No additional structures are proposed.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p> <p>No future expansion of the existing building is proposed.</p>	<p>✓</p> <p>✓</p>
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>None.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>N/A</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>N/A</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p><b>10. Aesthetics</b></p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>No additional buildings or structures are proposed. The existing vacant building is approximately 20 feet in height.</p>	<p>✓</p>

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<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>N/A</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>N/A</p>	<p></p> <p></p>
<p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>Additional outdoor lighting may be installed within the improved parking area.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None known.</p>	<p></p> <p></p> <p></p>




To be completed by applicant	Evaluation for Agency Use only
<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>N/A</p>	
<p><b>14. Transportation</b></p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The project site is bounded by NE 83rd Street to the north, 160th Avenue NE to the east, and 158th Avenue NE to the west. Access is proposed via two driveways from NE 83rd Street, one existing driveway from 160th Avenue NE that will remain, and two parking connections to Redmond Center adjacent to the south.</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>Transit service is provided to the site by the Greater Redmond TMA, Sound Transit, and King County Metro. Bus stops are located along NE 85th Street, 160th Avenue NE, and 161st Avenue NE within walking distance of the site. Additionally, the Redmond Transit Center is located approximately 6 blocks to the east of the project site.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Some existing parking spaces may be eliminated and approximately 65 new parking spaces will be constructed. The completed project will provide a total of 159-173 parking spaces, including 4 ADA spaces.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>The City of Redmond is requiring channelization/stripping improvements on 160th Avenue NE in the vicinity of NE 83rd Street as part of this project.</p>	    

To be completed by applicant	Evaluation for Agency Use only
<p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? _____            If known, indicate when peak volumes would occur. _____ - _____ a.m. &amp; - _____ p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? _____</p> <p>This project is to construct approximately 65 additional parking spaces that will serve the surrounding existing retail and service uses at Redmond Center. No additional uses or services are proposed with this project.</p> <p>Variation in trip generation is expected from each individual use within the center. A Traffic Analysis was prepared by TENW, which was reviewed and approved by the City.</p> <p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>N/A</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p><b>15. Public Services</b></p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, generally describe.</p> <p>No new habitable structures are proposed. The project is for expansion of an existing parking lot.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>N/A</p>	<p>✓</p> <p>✓</p> <p>✓</p>

To be completed by applicant	Evaluation for Agency Use only
<p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> <li><input type="checkbox"/> Other</li> </ul> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p>	

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 6-09-11

Relationship of signer to project: AUTHORIZED AGENT

**Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO <sub>2</sub> e)			Lifespan Emissions (MTCO <sub>2</sub> e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office .....		0.0	39	723	588	0
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		5.0	39	162	47	1237

**Section II: Pavement.....**

Pavement.....		30.00				1500
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**Total Project Emissions:**

**2737**